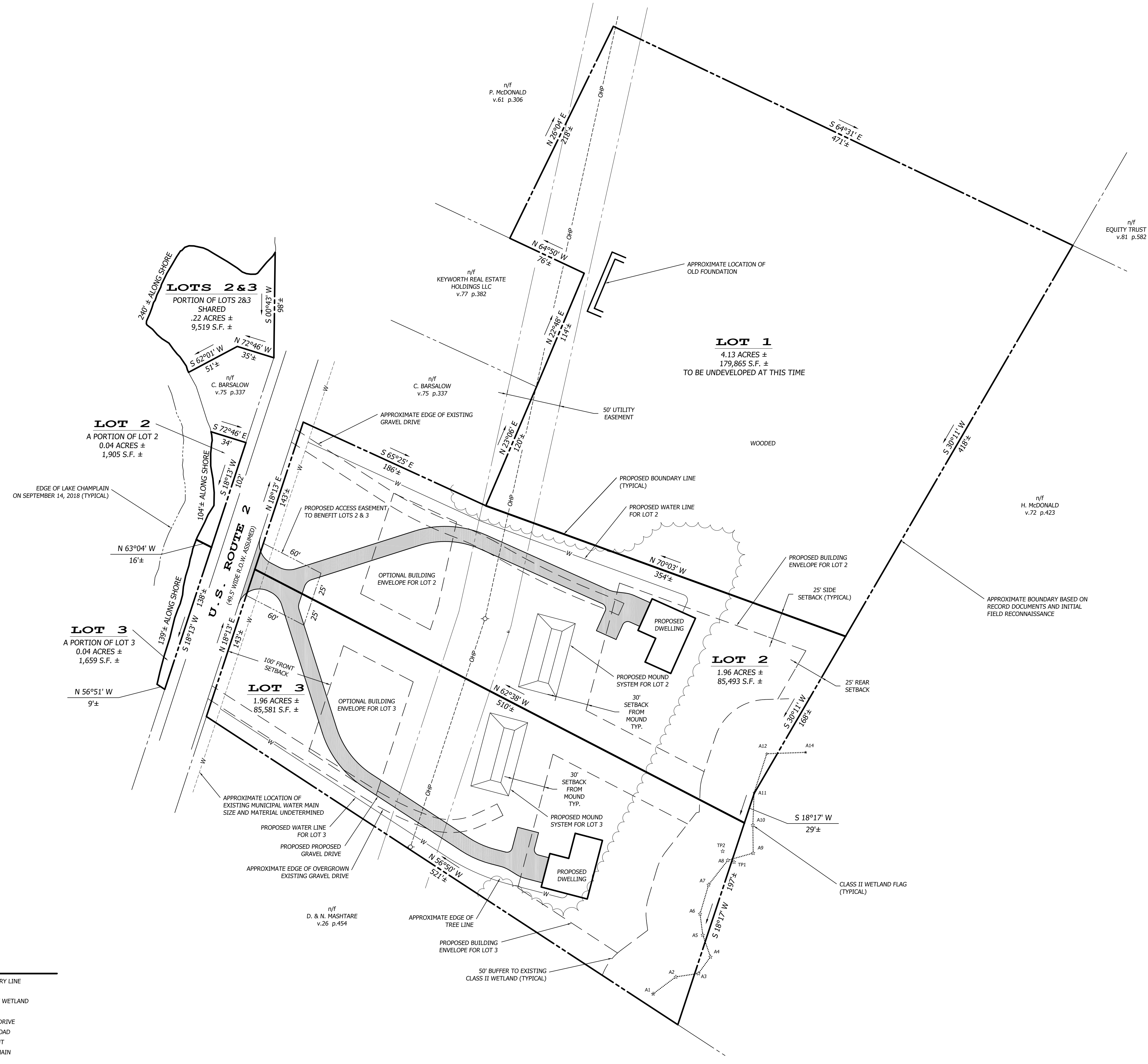


PROJECT LOCATION



PLAN NOTES:

- OWNERS OF RECORD: 9242-8424 QUEBEC INC
7 DE BOHEME
CANDIAC, QC J5R 3N2 CANADA
- DEED REFERENCE: VOLUME 95, PAGE 586
- BEARINGS ARE BASED ON A MAGNETIC COMPASS READING TAKEN ALONG A LEG OF THE TRAVERSE DURING THE SURVEY.
- THE PURPOSE OF THIS SKETCH IS TO DEPICT THE EXISTING BOUNDARIES OF THE SUBJECT PARCEL AND A 3 LOT SUBDIVISION.
- OTHER SURVEYS OF RECORD THAT DEPICT THIS PARCEL SHOW THE RIGHT OF WAY OF U.S. ROUTE 2 AS A 3 ROD RIGHT OF WAY (49.5').
- THIS PARCEL IS LOCATED IN THE (SL) SHORELANDS DISTRICT AS INDICATED ON THE TOWN OF NORTH HERO ZONING MAP. ZONING REQUIREMENTS ARE:

MINIMUM LOT SIZE:	2 ACRE
MINIMUM ROAD FRONTAGE:	100 FEET
MINIMUM LOT WIDTH:	100 FEET
MINIMUM FRONT SETBACK:	100 FEET FROM STATE HIGHWAY
MINIMUM SIDE SETBACK:	25 FEET
MINIMUM REAR SETBACK:	25 FEET
HEIGHT RESTRICTIONS:	35 FEET
CLASS II WETLAND SETBACK:	50 FEET
MAXIMUM LOT COVERAGE:	20%

PLAN REFERENCES:

- "PLAT OF SURVEY FOR HERO ISLAND, LLP PROPERTY U.S.ROUTE NO. 2", PREPARED BY WARREN ROBENSTIEN, DATED 4/11/2012, AND FOUND IN MAP SLIDE X OF THE NORTH HERO LAND RECORDS.

DENSITY CALCULATIONS:	
TOTAL AREA OF SHORELANDS DISTRICT:	8.35 ACRES
UNDEVELOPABLE AREA*	
EASEMENTS EXISTING	0.74
EASEMENTS PROPOSED	0.07
SLOPES 25% OR GREATER	0.30
STREAM/WETLANDS/BUFFERS	0.41
	1.52
DEVELOPABLE AREA	6.83 EQUIVALENT TO 3.4 TWO ACRE LOTS
*AREAS ARE IN ACRES	

IMPORTANT NOTES:

- PROPERTY LINES BASED ON A PLAN ENTITLED, "PLAT OF SURVEY HERO ISLAND LLP PROPERTY 8.4 AC.± U.S. ROUTE NO. 2 NORTH HERO, VERMONT" BY WARREN A. ROBENSTIEN DATED APRIL 11, 2012.
- WETLAND DELINEATION CONDUCTED BY SHEILA MCINTYRE, SUMMIT ENGINEERING, INC. AND ACCEPTED BY BROCK FREYER, VERMONT WETLANDS PROGRAM ON MAY 22, 2018. THIS DELINEATION IS VALID FOR 5 YEARS. DO NOT DISTURB THE CLASS II WETLAND OR ITS 50 FOOT BUFFER ZONE WITHOUT PRIOR AUTHORIZATION FROM THE VERMONT WETLANDS PROGRAM.
- ELEVATIONS ARE BASED ON LAKE CHAMPLAIN ELEVATION ON SEPTEMBER 14, 2018.
- WATER TO BE SUPPLIED BY THE EXISTING MUNICIPAL WATER MAIN LOCATED PARALLEL TO ROUTE 2.



LEGEND

---	EXISTING BOUNDARY LINE
- - - -	EDGE OF LAKE
- · - · -	EXISTING EDGE OF WETLAND
- - - -	SETBACK
- - - -	EXISTING GRAVEL DRIVE
- - - -	EXISTING PAVED ROAD
- - - -	EXISTING EASEMENT
- - - - W - - - -	EXISTING WATER MAIN
☆	WETLAND FLAG
---	PROPOSED BOUNDARY LINE
- - - -	PROPOSED GRAVEL DRIVE
- - - - W - - - -	PROPOSED WATER SERVICE LINE

NO.		DATE		REVISION		BY	
JOB NAME: 9242-8424 QUEBEC INC U.S. ROUTE 2 NORTH HERO, VERMONT							
DRAWN BY: JH CHECKED BY: ST							
SCALE: 1"=50' FIELD BOOK: DC							
LOCATION: NORTH HERO, VERMONT							
DESCRIPTION: SKETCH PLAN FOR A PROPOSED 3 LOT SUBDIVISION							
DATE: 10/17/18 DATE OF SURVEY: 9/14/18							
JOB NUMBER: 18061 SURVEY BY: ST/JH							
DRAWING: 18061 SK1 SHEET 1 of 1							

